



One Town, One Vision!

General Plan and Development Code

What is the Buckeye General Plan Update?

The Town of Buckeye General Plan is an update of the September 18, 2001 adopted Buckeye General Development Plan. Due to the tremendous local and regional growth occurring within and around Buckeye, the Town Council contracted with PSA to develop the Buckeye General Plan and update the Development Code.

The Town of Buckeye General Plan is a statement of policy and an expression of the community's vision for the future. When completed, the plan will be a tool to help guide and shape the physical and socio-economic development of the planning area. The mission of the General Plan is to achieve a sustainable future for the community. The General Plan will include:

- Community's statement of vision;
- 20-year plan for managing anticipated growth and development;
- Development goals and policies; and
- An implementation plan to realize the vision.

The General Plan is more than just a map showing desired land uses. It also includes goals and policies that provide direction to the Development Board/Town Council on how land should be developed.

What is the Development Code Update?

The Buckeye Development Code is the regulatory document that provides direction on how development or redevelopment will occur within the town. The Development Code will be written to implement the revised General Plan.

The projects will be run simultaneously and be closely integrated.

What is the planning area for the General Plan Update?

The planning area for the Town of Buckeye General Plan process is approximately 595 square miles. However, the general plan process addresses regional issues and impacts due to the tremendous amount of growth that is occurring outside the corporate limits of Buckeye.

Why should I care about the General Plan and Development Code? Does it really affect my business or me?

The General Plan outlines how the entire community should grow and develop over time. It addresses where new parks should be built, locations for employment-related uses, and where commercial or services should be located. The Development Code specifically outlines how these land uses will develop from a regulatory standpoint. Your opinion about the future of Buckeye is critical to the General Plan and Development Code Update process.

What does the General Plan include? And how is it different from the Development Code?

The General Plan provides long-term general guidance for the development or redevelopment of the community. The Development Code is the legal document that dictates how specific parcels of land will be developed. Adoption of the General Plan Update does not change existing zoning on land. When zoning changes are being considered, then the General Plan will be consulted to determine appropriate uses but the Development Code will determine how that use will be developed.

What is the General Plan Advisory Committee (GPAC)?

The GPAC is a citizen-based committee formed to work with the consultants and Town Staff throughout the planning process. The GPAC will oversee the general planning process and provide guidance on a daily basis. The GPAC will meet at least 12 times throughout the process between February 2006 and May 2007. Once a draft plan is completed by the GPAC, the Development Board and Town Council will conduct public hearings before adopting the Buckeye General Plan.

How can I get more information about the Buckeye General Plan or Development Code?

Contact the Town's Project Manager Suparna Dasgupta at 623/349-6204 or sdasgupta@buckeyeaz.gov.

Fact Sheet